

136.0

0002

0004.0

Map

Block

Lot

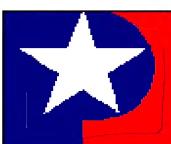
1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,134,900 / 1,134,900  
 USE VALUE: 1,134,900 / 1,134,900  
 ASSESSED: 1,134,900 / 1,134,900



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		BRANTWOOD RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: HALLIDAY MARK/TR &	
Owner 2: AIKENHEAD TARRANT ELLEN/TR	
Owner 3: AIKENHEAD HALLIDAY FAMILY TR	

Street 1: 54 BRANTWOOD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: AIKENHEAD TARRANT ELLEN -

Owner 2: HALLIDAY MARK -

Street 1: 54 BRANTWOOD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1903, having primarily Wood Shingle Exterior and 2981 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8187		Sq. Ft.	Site		0	90.	0.81	10									599,050						599,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								8187.000		535,800				599,100		1,134,900						87168	
Total Card																		GIS Ref					
Total Parcel																		GIS Ref					
Source: Market Adj Cost										Total Value per SQ unit /Card:		380.76		/Parcel:		380.76		Entered Lot Size				Insp Date	
																		Total Land:				08/29/17	
																		Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID		136.0-0002-0004.0			
								Parcel ID		136.0-0002-0004.0			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	535,800	0	8,187.	599,100	1,134,900		Year end	12/23/2021			
2021	101	FV	520,000	0	8,187.	599,100	1,118,900		Year End Roll	12/10/2020			
2020	101	FV	519,900	0	8,187.	599,000	1,118,900	1,118,900	Year End Roll	12/18/2019			
2019	101	FV	413,800	0	8,187.	632,300	1,046,100	1,046,100	Year End Roll	1/3/2019			
2018	101	FV	412,100	0	8,187.	465,900	878,000	878,000	Year End Roll	12/20/2017			
2017	101	FV	412,100	0	8,187.	446,000	858,100	858,100	Year End Roll	1/3/2017			
2016	101	FV	412,100	0	8,187.	412,700	824,800	824,800	Year End	1/4/2016			
2015	101	FV	402,500	0	8,187.	346,100	748,600	748,600	Year End Roll	12/11/2014			

## SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
AIKENHEAD TARRA		66342-471	11/5/2015	Convenience		99	No	No		
ROWE CLARISSA--		52895-546	6/1/2009			750,000	No	No		
		17905-273	3/1/1987			330,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/2/2014	280	Redo Bat	7,000						8/29/2017	Meas/Inspect	HS	Hanne S
12/23/2010	2433	Re-Roof	9,000						6/12/2014	External Ins	PC	PHIL C
3/30/2009	174	Manual	3,030						11/20/2008	Meas/Inspect	189	PATRIOT
									5/6/2000	Inspected	276	PATRIOT
									11/4/1999	Measured	266	PATRIOT
									7/27/1992		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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